Background:
.1 The Ponderosa development is a comprehensive development CD-7 zone for the purpose of redevelopment of the Ponderosa Golf Course (159 ha) and creating a development containing over 2,100 residential dwelling units ranging from single family units to multiple family strata, an urban village with commercial development and tourist accommodation, a winery and vineyard. Official Community Plan Amendment Bylaw 2002, adopted June 14, 2011.
.2 Zoning Amendment Bylaw 2014 adopted October 11, 2011
.3 Phased Development Agreement Adopted October 13, 2011
.4 On November 8th, 2011, the Development Permit was approved.

Next Steps:
.1 The Ponderosa Development is currently completing a 69 unit residential strata development referred to as “The Trails”.
Background:
.1 The Ponderosa Trails development is a 69-unit multi-family strata development to be housed in 17 townhouse style buildings.
.2 On November 8th, 2011, Phase 1A of the Development Permit was approved.
.3 Initially 8 buildings, comprising 32 units, and a show home were issued building permits.
.4 To date the subdivision of the strata lots, Phases 1 to 4 (32 units) have been filed and approved.

Next Steps:
.1 Confirmation of registration pending for Phases 3 and 4.
   .1 Submission of fees to satisfy Development Permit Phase 1B and 1C provisions;
   .2 Building Permit applications for next phases; and
   .3 Subdivision application for each further strata plan phase approval.
**Ponderosa: Somerset Road Closure**

4000 Ponderosa Drive

**Background:**

.1 All Utilities to be placed in the realigned right of way and road construction to be completed to District Requirements.

.2 There has been no recent activity regarding this project

**Next Steps:**

.1 Road Closure will be completed once Road “B” is constructed and approved by the District.
Ponderosa: The Alpines
5400 Victoria Street

Background:
.1 The preliminary layout approval has expired as of April 2014.
.2 A new application is required for continued development.

Next Steps:
.1 Development Permit, Servicing Agreement and Securities required prior to lot creation.
Background:
.1 CD-10 New Monaco Neighbourhood Comprehensive Development Zone adopted October 28th 2014.
.2 Additional areas of current review:
   .1 Neighbourhood Housing Plan,
   .2 Parks Master/Phasing Plan,
   .3 Parks & Trails Goals,
   .4 Parks Design Guidelines & Construction Standards.

Next Steps:
.1 Applicant working with the Ministry of Transportation (MOTI) on access issues.
.2 The applicant is also working with the District on additional details of proposed Neighbourhood design guidelines, Housing plans, and Parks plan.
Background:
.1 Proposed 97 Unit Multi-Family Strata Development
   .1 A Rezoning Application has been submitted for 5930 Columbia from A-1, Agricultural, to R-3, Multi-Family Residential – Low Density.
   .2 4596 Princeton Avenue is already zone R-3, Multi-Family Residential – Low Density.
.2 Engineering working with applicant on servicing requirements.
.3 A public information meeting was held on March 26, 2013
.4 A DP application was received in November of 2014
   .1 A development review letter was forwarded to applicant for revision in January 2015.

Next Steps:
.1 Additional information required from Applicant prior to proceeding to Council review.
.2 Development Permit will proceed with zoning to be adopted following zoning approval.
New Town Planning (Huston Road)
5334 Huston Rd & 5325 Trepanier Bench Rd
Lot B, Plan 18977, DL 449 & Rem 10, Blk D, Plan 24748, DL 449

Background:
.1 An application to amend zoning from RR-1, Rural Residential, to R-3, Multi-Family Residential – Low Density, to permit development of 52 Low Density Multi-Family strata units in 21 buildings.
.1 Public information meeting held March 26, 2013
.2 The DP application was received August 2014.
.1 Development review letter forwarded to applicant for revision in November 2014 and January 2015.

Next Steps:
.1 Additional information required from the Applicant prior to proceeding to Council for review.
.2 The Development permit will proceed with the zoning amendment to be adopted immediately following zoning approval.
Background:
.1 Zoning and Development Permit application for 4 building - 100 unit Multi-Family Strata - had been initially received.
.2 Applicant currently working on a new Development Application with complete reconfiguration of buildings.
.3 Applicant has proposed a reduction in the number of units from 100 to 56 in 14 buildings.
.3 DP application was submitted on October 8th 2014 to proceed in conjunction with zoning for final adoption as soon as the Ministry of Transportation and Infrastructure has approved the zoning amendment.
.4 The new DP submission was review and a letter was forwarded to the Applicant in November 2014 and January 2015 requesting revisions.

Next Steps:
.1 The zoning amendment has received 3rd reading
.2 The Ministry and the Developer are working together on an appropriate Highway Access Covenant prior to the Ministry giving the Zoning Bylaw approval.
.3 A new Development Permit was submitted in October 2014.
.1 The Applicant is working on revisions prior to the adoption of the Zoning Bylaw.
Background:
.1 58 Unit Hotel and 20 Single Family Cottages.
.2 Trepanier Manor Comprehensive Development Zone CD-6 was Adopted December 9, 2007
   .1 Replaced by CD-9 in 2013.
.3 The 20 Cottage lot subdivision has been registered.
   .1 The show home cottage and secondary building have been completed.
.4 There has been no recent activity regarding this project

Next Steps:
.1 New Development Permit required prior to proceeding with building permits.
Background:
.1 60 Unit, 4 Story Resort Commercial (Vacation Hotel) building.
.2 Development Permit approved October 25, 2011.
   .1 Subject to MOTI approval on access to Hwy and Restaurant

Next Steps:
.1 Completion of “No Build Covenant” required by MOTI until highway access is completed.
.2 MOTI and Developer’s Engineer working together to complete and engineered drawings of the protected “T”.
.3 Building Permit anticipated.
Background:
.1 42 Unit Multi-Family Development.
   .1 Zoned R-3.
.2 Development Permit Application Received

Next Steps:
.1 Applicant met with District staff in March 2014 to reopen the Development Permit Application with new design concept.
   .1 No further action on file.
Background:
.1 24 Single Family Dwelling Lots.
.2 An application has been submitted to amend zoning from A-1 Agricultural, to R-1 Single Family Residential.
   .1 Applicant working with staff on alternate site layout based on natural terrain and compatibility with neighbourhood.

Next Steps:
.1 No further action on file.
.2 The application is on hold as per Applicant request.
Background:
.1 District Property has been provided to Habitat for Humanity in order to construct an affordable multi-family housing project.
.1 3 building consisting of 6 units.
.2 The District has:
  .1 Provided the land sale,
  .2 Waived a number of fee requirements,
  .3 And varied some of the subdivision and development services standards.
.3 Development Permit approved September 9th 2014.
.4 The zoning amendment from P-2, Community Institutional, to R-3, Multi-Family Residential - Low Density, was adopted on September 9th, 2014.

Next Steps:
.1 Sanderson Avenue road closure and Dedication of travelled road is being addressed by a land surveyor
.2 Habitat for Humanity may now apply for a building permit.
Background:
.1 A request was made to amend the sublease and increase the existing marina lease to include additional slips and moorage for the Peachland marine rescue boat.
.2 The Sublease Modification agreement was approved on November 25th, 2014.
.3 The Development Permit for work in the water was approved on November 25th, 2014.

Next Steps:
.1 The Development Permit was approved,
   .1 Subject to receipt of Riparian Area Regulations (RAR) approval.
Background:
1. A Single Family Residential Lot Subdivision Application to create 2 lots.
2. Referrals sent out.

Next Steps:
1. Applicant to complete Preliminary Layout Review requirements and submit for final subdivision approval in order for registration.
Background:
.1 A 4.35 ha (10.75 ac) lot zone A-1, Agricultural.
.2 The Applicant has request 1 lot split.

Next Steps:
.1 Staff preparing to send referrals to agencies for comment.
Background:
1. The Applicant submitted a request to rezone from RR-1, Rural Residential, to RR-1S, Rural Residential With Secondary Suite, in order to create a garden suite on site.

Next Steps:
1. Applicant will be required to provide sanitary sewer to accommodate this request.

Background:
1. An Applicant has requested a 1 lot split on their 0.19ha (0.62 ac) lot zone R-1, Single Family Residential.

Next Steps:
1. Applicant cannot meet minimum lot depth requirement.
2. A letter was sent denying application.
Planning Projects

Zoning Bylaw Revision

Background:
.1 The Zoning Bylaw 2100 received 1st Reading on October 28th 2014.
.2 Referrals were sent to various Ministries and Agencies for review and comment.

Next Steps:
.1 Staff will begin review of agency comments at the end of January.
.2 Propose to proceed to public meetings and Council considerations in March and April of 2015.
.3 Project anticipated to be completed in 2015.
Upper Princeton Avenue – Area Sector Plan

**Background:**
.1 Terms of Reference Drafted

**Next Steps:**
.2 Ongoing
Senior's Aging In Place Project
Between 5th and 6th Street, Highway 97 and Lane

Background:
.1 Community driven project.
.2 UBCO study completed.
.3 Land assembled.
.4 Concept plans drawn.

Next Steps:
.1 Awaiting Senior Government funding approval to facilitate development.
Pentowna Marino
Sublease Amendment

Background:
.1 A request to amend the existing marina lease to add a larger area to accommodate 244 mooring slips.

Next Steps:
.1 Amendment of Sublease held in abeyance at applicant’s request.

Community Energy Emission Plan

Background:
.1 Community Wide Energy Program: BC Hydro Power Smart

Next Steps:
.1 Ongoing.
Background:
.1 Council direction to prepare a Housing Action Plan, test amendments to the OCP to support creation of the Action Plan and an Affordable Housing Contribution Policy and Housing Opportunities Reserve Fund based on direction provided on March 25th 2014 at Committee of the Whole.

Next Steps:
.1 Staff will be developing policy.

Regional Growth Strategy
OCP Amendment

Background:
.1 Adopted by the Regional Board – June 23rd 2014

Next Steps:
.1 Review of OCP Regional context statement to be completed in 2015

District Energy System Planning

Background:
.1 Ongoing communication with Terasen Gas, BC Hydro and the Community Energy Association, per implementation with new development.

Next Steps:
.1 Ongoing

Mayor’s Task Force on Climate Change

Background:
.1 Monthly meetings to provide advice to the Planning Department to facilitate community-wide involvement in climate change.

Next Steps:
.1 Ongoing

There are a number of additional development proposal pre-application meetings and discussions taking place with staff that have not been noted in this listing. Developer confidentiality must be respected at enquiry stage of development. These will be added to the above-noted listing once a formal application has been made and a file has been established.